

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/111 Blackwood Park Road, Ferntree Gully Vic 3156

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$600,000

&

\$640,000

Median sale price

Median price

\$549,750

House

Unit

X

Suburb

Ferntree Gully

Period - From

01/01/2017

to

31/12/2017

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/21 Elton Rd FERNTREE GULLY 3156	\$630,000	10/02/2018
2	1/8 Westley St FERNTREE GULLY 3156	\$620,000	22/01/2018
3	3/14 Margot St FERNTREE GULLY 3156	\$610,000	21/10/2017

OR

- B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



3 2 2

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$600,000 - \$640,000
Median Unit Price
Year ending December 2017: \$549,750

Comparable Properties



2/21 Elton Rd FERNTREE GULLY 3156 (REI/VG)

Agent Comments

3 3 2

Price: \$630,000
Method: Auction Sale
Date: 10/02/2018
Rooms: 4
Property Type: Unit
Land Size: 320 sqm approx



1/8 Westley St FERNTREE GULLY 3156 (REI)

Agent Comments

3 2 2

Price: \$620,000
Method: Private Sale
Date: 22/01/2018
Rooms: -
Property Type: Unit
Land Size: 357 sqm approx



3/14 Margot St FERNTREE GULLY 3156 (REI/VG)

Agent Comments

2 1 2

Price: \$610,000
Method: Auction Sale
Date: 21/10/2017
Rooms: 6
Property Type: Unit
Land Size: 209 sqm approx